1303/55



SEC 1972 Potential persons who are to respond to the collection of information 04042708

(6-02) are not required to respond unless the form displays a currently valid OMB control number of the collection of information of the collection of

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption state exemption unless such exemption is predicated on the filing of a federal notice.

SECURITIES, INVESTMENTS, AND FIDUCIARY
PRACTICES DIVISION
OFFICE OF THE COMPTROLLER OF THE CURRENCY
Washington, D.C. 20219

OMB APPROVAL

OMB Number: 3235-0076

Expires: May 31, 2005

Estimated average burden hours per response... 1

FORM D

NOTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4(6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

SEC USE ONLY						
Prefix		Serial				
DAT	E RECEI	VED				

Name of Offering ([] check if this is an	amendment and name h	nas changed, and	I indicate change	e.)
Filing Under (Check box(es) that apply):	Rule 504 [] Rule 505	[x] Rule 506	[] Section 4(6)	[]ULOE
Type of Filing: [x] New Filing [] A	Amendment			PROCESSE
	A. BASIC IDENTIF	ICATION DATA		SEP 1 5 2004
Enter the information requested about	out the issuer			FINANCIAL
Name of Issuer ([] check if this is an Kingswood South 27 th , L.P.	amendment and name h	as changed, and	indicate change	.)
Address of Executive Offices (Nu Area Code)	mber and Street, City, St	ate, Zip Code)	Telephor	ne Number (Including
1805 Lakehurst Road, Spicewood, 1	exas 78669		(512) 264-1020	0

~~

Address of Principal Busin Area Code) (if different from Executive	ess Operations (Number and Street, City, State, Zip Code) Telephone Number (Including Offices)
,	nized to acquire Kingswood Village, a series of single-family rental residences located in lectively benefit from a Section 8 rental subsidy contract with the U.S. Department of
Type of Business Organiz	ation
[] corporation	[x] limited partnership, already formed [] other (please specify):
[] business trust	[] limited partnership, to be formed
	Month Year
Actual or Estimated Date	of Incorporation or Organization: [0]7] [0]4] [x]Actual []Estimated
•	n or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: er foreign jurisdiction) TX.

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix in the notice constitutes a part of this notice and must be completed.

A. BASIC IDENTIFICATION DATA

- 2. Enter the information requested for the following:
 - Each promoter of the issuer, if the issuer has been organized within the past five years;
 - Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
 - Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
 - Each general and managing partner of partnership issuers.

Check Box(es) that Apply:	[] Promoter []	Beneficial Owner	[]	Executive Officer	[]	Director	[x]	General and/or Managing Partner
Full Name (Last nam Edgewater South 27		ıl)	***					
Business or Residend 1805 Lakehurst Roa			City,	State, Zip Coo	de)			
Check Box(es) that Apply:	[] Promoter []	Beneficial Owner	[]	Executive Officer	[] D	rirector [x	M	eneral and/or anaging artner
Full Name (Last nam Edgewater Group S		ıl)						
Business or Resident 1805 Lakehurst Roa			City,	State, Zip Cod	de)			
Check Box(es) that Apply:	[] Promoter []	Beneficial Owner	[x] Executive Officer	[x]	Director [M	eneral and/or lanaging artner
Full Name (Last nam Gurkin, W. Douglas		il)						
Business or Resident 1805 Lakehurst Roa			City	State, Zip Coo	de)			
Check Box(es) that Apply:	[] Promoter []	Beneficial Owner	[x]	Executive Officer	[x]	Director [N	eneral and/or lanaging artner
Full Name (Last nam Epes, Wooten	e first, if individua	al)						
Business or Residen 128 Normandy Road			City	, State, Zip Cod	de)			

Check Apply:	Box(es) t	hat [] Prom	oter []	Benefici Owner	al	[]	Executive Officer	•	[]	Direct	or [•	Genera Managi Partner		
Full Na	ame (Last	name	first, if in	dividual)											
Busine	ss or Res	sidence	Addres	s (Numb	er and S	street, Ci	ity,	State, Zip	Code)						
Check Apply:	Box(es) t	:hat	[] Prom	oter[]	Benefici Owner	al	[]	Executive Officer	•	[]	Direct	or	•	Genera Managi Partner		
Full Na	me (Last	name	first, if in	dividual)											NAME OF THE OWNER
Busine	ess or Res	sidence	Addres	s (Numb	per and S	Street, Ci	ity,	State, Zip	Code)						
					12.13											
,		(Use	blank s	heet, o	сору аг	nd use a	ado	ditional co	pies	of th	is she	et, as	s ne	ecessar	y.)	
					B. INF	ORMAT	10	N ABOUT	OFF	ERIN	G					
	the issue	er sold,	or does	the issu	er intend	to sell,	to r	non-accre	dited i	nves	tors in	this		Yes []	No [x]	
								2, if filing								
2. Wha	at is the m	ninimur	n investr	nent tha	t will be a	accepted	d fr	om any in	dividu	al?			••	\$10,0		
3. Doe	s the offe	ring pe	rmit join	t owners	ship of a	single ur	nit?	·		••••••				Yes []	No [x]	
directly connect person the nat	y or indire ction with n or agent me of the	ctly, ar sales of of a br broker	ny commof securifolds of securifolds of securifolds of securification of securificat	ission of ties in th dealer re er. If mo	r similar i e offering egistered re than fi	remuner g. If a pe with the ve (5) pe	ations SI erso	s been or on for solid on to be lis EC and/or ons to be l nformation	itatior ted is with a isted a	n of p an a stat are a	ourchas associa te or sta associa	sers i ted ates, ted	list			
Full Na	ame (Last	t name	first, if ir	ndividual)											
Busine	ess or Res	sidence	e Addres	s (Numb	per and S	Street, C	ity,	State, Zip	Code	∌)						
Name	of Associ	iated B	roker or	Dealer												
	in Which k "All St							Solicit Pur	chase	rs		[]	Al	l States	S	
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[[E] [D0	;] [[FL]	[GA	A]	[HI]] [10	0]	
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[N	1D] [M	N] [[MI]	1M]	۱]	[M	S] [M	10]	
[MT]		[VV]	[NH]	[NJ]	[MM]	[NY]		1C] [NE		[OH]	(O)	-	[O	_	A]	
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[\	/A] [W	4] [[WV]	[W]	IJ	[W	Y] [P	R]	

Full N	Full Name (Last name first, if individual)												
Busine	Business or Residence Address (Number and Street, City, State, Zip Code)												
Name	Name of Associated Broker or Dealer												
States	States in Which Person Listed Has Solicited or Intends to Solicit Purchasers												
(Chec	k "All	States"	or chec	k indivi	dual St	ates)				[] All St	ates	
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]	
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[OM]	
[MT]	[NE]	[NV]	[NH]	[NJ]	[MM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]	
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]	
Full N	ame (La	ist name	e first, if i	ndividua	al)								
Busine	ess or R	esidenc	e Addre	ss (Num	ber and	Street, 0	City, Stat	e, Zip Co	ode)				
Name	of Asso	ciated E	Broker or	Dealer									
States	in Whic	ch Perso	n Listed	Has So	licited o	Intends	to Solici	it Purcha	sers				
(Chec	k "All	States"	or chec	k indivi	idual St	ates)				[] All St	ates	
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]	
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]	
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]	
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]	

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box "and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.				2
		Aggregate	Am	ount Already
Type of Security		Offering Price	_	Sold
Debt	\$	475,000.00	\$	0
Equity	\$_	0	. \$	0
[] Common [] Preferred				
Convertible Securities (including warrants)	\$_	0	. \$	0
Partnership Interests	_	0	. \$	0
Other (Specify).	\$_	0	. \$	0
Total	\$	475,000.00	\$	0
is "none" or "zero." Accredited Investors	In	umber vestors	Dolla of P	regate ar Amount urchases 75,000
Non-accredited Investors			\$ 0	
Total (for filings under Rule 504 only)			\$ 0	
Answer also in Appendix, Column 4, if filing under ULOE.			. Y	
3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C-Question 1.				
Type of offering	Ту	pe of Security	Dolla Solo	ar Amount I
Rule 505			\$	
Regulation A			\$	
Rule 504			\$	
Total			•	

4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.

Transfer Agent's Fees	[]\$_0
Printing and Engraving Costs	[]\$_0
Legal Fees	[x] \$ <u>4,000</u>
Accounting Fees	[]\$_0
Engineering Fees	[]\$_0
Sales Commissions (specify finders' fees separately)	[]\$_0
Other Expenses (identify)	[]\$_0
Total	[x] \$ 4,000

- b. Enter the difference between the aggregate offering price given in response to Part C
- Question 1 and total expenses furnished in response to Part C Question 4.a. This difference is the "adjusted gross proceeds to the issuer."

\$ 471,000

5. Indicate below the amount of the adjusted gross proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C - Question 4.b above.

	Payments to Officers, Directors, & Affiliates	Payments To Others
Salaries and fees	[]\$_0	[]\$_0
Purchase of real estate	[]\$_0	[]\$_0
Purchase, rental or leasing and installation of machinery and equipment	[]\$_0	[]\$_0
Construction or leasing of plant buildings and facilities	[]\$_0	[]\$_0
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)	[]\$_0	[]\$_0
Repayment of indebtedness	[]\$_0	[]\$_0
Working capital	[]\$_0	[[]\$_0
Other (specify): Portion of the purchase price of real estate	[x] \$ 255,000	[]\$_0
Column Totals	[x] \$ 255,000	[]\$_0
Total Payments Listed (column totals added)	[x] :	\$ 255,000

Issuer (Print or Type)	Signature	Date
Kingswood South 27 th , L.P.	WIL	September 10, 2004
Name of Signer (Print or Type)	Title of Signer (Print or Type)	
W. Douglas Gurkin	Manager, Edgewater Group South 27	th, L.L.C., its general partner

ATTENTION
Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

E. STATE SIGNATURE		
Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes No [] [x]	<u> </u>
See Appendix, Column 5, for state response.		

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239,500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature / //	Date				
Kingswood South 27 th , L.P.	Million	September 10, 2004				
Name of Signer (Print or Type)	Title (Print or Type)					
W. Douglas Gurkin	Manager, Edgewater Group South 27 th , L.L.C., its general partner					

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1	2		3		5 Disqualification				
William Commission of the Comm	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C-Item 1)	ar	under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)				
				Number of		C-Item 2) Number of		***************************************	
State	Yes	No		Accredited Investors	i	Non-Accredited Investors	Amount	Yes	No
AL	163	X	1944 i sa si internati da a Newton promonente com 1750 anticon utilibrativa.	111/63(013	Aniount	HIVESTOIS	Amount	169	INU
AK		X		1					
AZ		X							
AR		X							
CA		X							
СО		x							
СТ		x		<u> </u>					
DE		x							
DC		X							
FL		X							
GA		х			200 400				
Н		X							
ID		X							
IL		X							
IN		X							
IA		X							
KS		x							
KY		X	A South of the Team (South of the South of t						
LA		x							
ME		X							
MD		X							
MA		<u>x</u>							
MI		X							
MN		х							
MS		х	Debt / \$25,000	1	\$25,000	0	0		X
МО		x							
МТ		x		<u> </u>					
NE		X	40.						
NV		X							

NH	x					T		
NJ	X							
NM	X							
NY	X	A COMMON PROPERTY AND PROPERTY OF THE PROPERTY	_ 900 - cl - c - c - c - c - c - c - c - c -				A A A A A A A A A A A A A A A A A A A	
NC	x	Debt / \$225,000	2	\$225,000	0	0		x
ND	X							
ОН	X							
OK	X				A SAFETY OF A SECTION OF THE SECTION			
OR	x							
PA	 X							
RI	x							
SC	X							
SD	X	AND THE PROPERTY OF THE PROPER						
TN	X							
TX	X	Debt / \$225,000	3	\$225,000	0	0		x
UT	X							
VT	X							
VA	х				and any material appear to a page a material appear to a second and a second appearance.			
WA	x							
WV	X							
WI	X							
WY	X							
PR	X							

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